

227 ACRE LIVE + WORK + PLAY DESTINATION

PRESENTING A CUTTING-EDGE PLANNED COMMUNITY BY CREATING A PARK-LIKE ATMOSPHERE. INTERCONNECTING HOMES, BUSINESSES, AND ENTERTAINMENT WITH WALKWAYS AND BIKE PATHS. MASTER PLAN CONVERTS OVER 60 ACRES INTO PARKS, GREENSPACE, AND WATER FEATURES. UTILIZING MIXED USE (MU) ZONING, WE CAN TURN THE OLD, INDUSTRIAL INTERGRAPH CAMPUS INTO THE SOUTHEAST'S PREMIER MIXED-LIFESTYLE COMMUNITY DEVELOPMENT.



| LOT NUMBER | ACREAGE  | LAND USE    | * MAX LOT COVERAGE | MIN. OPEN SPACE REQUIRED | ** OPEN SPACE PROPOSED |
|------------|----------|-------------|--------------------|--------------------------|------------------------|
| 1          | ± 23,560 | SEE PLAN    | ± 513,131 SF       | ± 4.71 AC.               | ± 4.71 AC.             |
| 2          | ± 48,107 | RESIDENTIAL | 866 UNITS          | ± 12.03 AC.              | ± 13.85 AC.            |
| 3          | ± 23,582 | RESIDENTIAL | 425 UNITS          | ± 5.90 AC.               | ± 7.54 AC.             |
| 4          | ± 28,346 | SEE PLAN    | ± 617,376 SF       | ± 5.67 AC.               | ± 8.34 AC.             |
| 5          | ± 6,665  | SEE PLAN    | ± 145,164 SF       | ± 1.33 AC.               | ± 1.33 AC.             |
| 6          | ± 23,373 | SEE PLAN    | ± 407,251 SF       | ± 4.68 AC.               | ± 4.68 AC.             |
| 7          | ± 22,544 | SEE PLAN    | ± 491,008 SF       | ± 4.51 AC.               | ± 5.60 AC.             |
| 8          | ± 52,840 | OFFICE      | ± 1,150,855 SF     | ± 10.57 AC.              | ± 17.93 AC.            |
|            |          | TOTAL       |                    | ± 49.40 AC.              | ± 63.98 AC.            |

- \* MAX LOT COVERAGE INDICATES MAX. BUILDING SQUARE FOOTAGE FOR NON-RESIDENTIAL USE, AND MAX DWELLING UNITS FOR RESIDENTIAL DEVELOPMENT
- \*\* OPEN SPACE TO BE PROVIDED WITH DEVELOPMENT OF LOTS AS INDICATED. FINAL OPEN SPACE PROVIDED WITH EACH LOT WILL BE VERIFIED WITH INDIVIDUAL SITE PLAN APPROVALS

NOTES

- The City's Section 4-8 B3 District required condition shall apply to all non-residential development, unless a pedestrian, mixed use environment redevelopment is proposed, then the developer may opt to design according to either 4-6B B1 Neighborhood Business District standards or 4-12 TND Neighborhood Center standards as applies to Lots 1,4,5,6,7, and 8
- Section 4-8 B-4 Special Exception Uses in the MU District shall not apply nor be permitted for any parcel within the master plan
- The 4-6A-5 Standards for Approval of Conditional Uses shall apply to all permitted uses in the Mixed Use District, in accordance with whichever underlying zoning standards are being utilized; (in other words the development standards of B3 are applied if the non-residential site is being developed under the B3 standards and the standards of B1 if B1 is being used). as applies to Lots 1,4,5,6,7, and 8.
- For any residential development with in the master plan, the development plan will be regulated by the developer's choice of:
  - For single-family detached homes: TND Mixed Residential standards (4-12-8, 4-12-10(2), 4-12-11 or 4-3A RZ Zero Lot Line Residential
  - For townhomes (10.d.u./ac) and/or multi-family dwellings (12 d.u./ac) - 4-12 TND or R-4 Multi-Family Residential District.
- Use Categories as enumerated in 4-8B-2 Permitted Uses in the MU District as A,B,C,D,E and F and shown on various parcels / subareas of the master plan as "Retail Services" or "Residential" are the lists of use entitlements granted. Where more specific uses are listed, those are the permitted uses approved. Amendments to the approved uses will be administered as described in 4-8B Mixed Use District."
- Final tract acreages to be verified with plat.

LEGEND

- |        |             |
|--------|-------------|
| OFFICE | RESIDENTIAL |
| RETAIL | OPEN SPACE  |



OUTDOOR PAVILION / WEDDING VENUE



PROPOSED WATER FEATURE



PASSIVE LINEAR PARK / RECREATIONAL AREA WITH BIKE PATH



FARMER'S MARKET